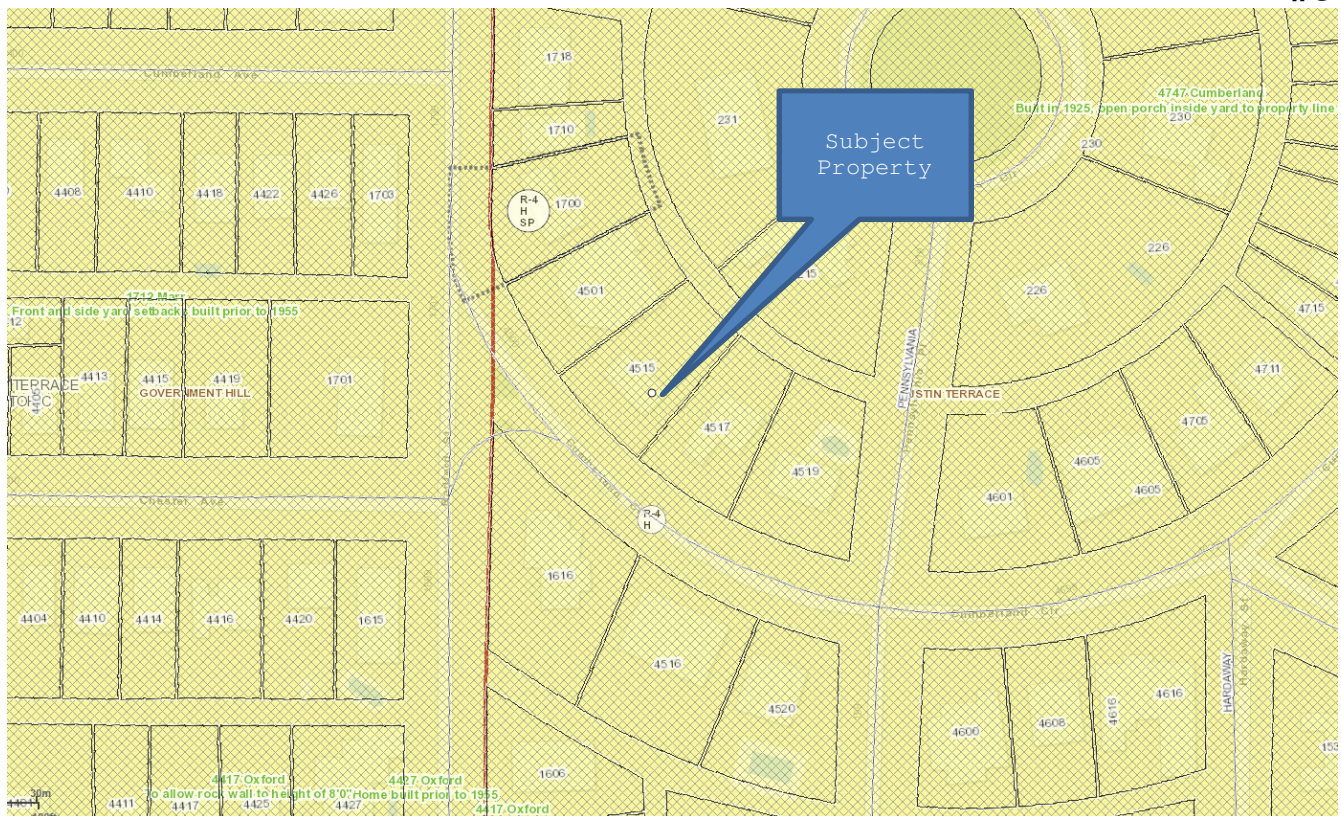




## PHAP18-00014

**Date:** July 16, 2018  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Gilbert Robles  
**Representative:** Gilbert Robles  
**Legal Description:** 100 Government Hill 23 & 24 (11760 Sq. Ft.), City of El Paso, El Paso County, Texas  
**Historic District:** Austin Terrace  
**Location:** 4515 Cumberland Circle  
**Representative District:** #2  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1921  
**Historic Status:** Contributing  
**Request:** Reconsideration of an approved Certificate of Appropriateness for the removal of casement windows and replacement with sash windows to include removal of an arch  
**Application Filed:** 4/16/2018 (original filing date)  
**45 Day Expiration:** 5/31/2018

### ITEM #3



**GENERAL INFORMATION:**

The applicant seeks approval for:

Reconsideration of an approved Certificate of Appropriateness for the removal of casement windows and replacement with sash windows to include removal of an arch

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:*

- *Doors and windows are considered important character-defining features because of significant detailing. When windows are involved in the construction process it is recommended to repair rather than replace.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted. Windows in secondary facades shall be reviewed on a case by case basis.*
- *Retain and preserve original doors and windows, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, hardware and shutters. If repair of an original window or door element is necessary, repair only the deteriorated element to match the original in size, composition, material, dimension, and detail by patching, splicing, consolidating, or otherwise reinforcing the deteriorated section. The removal of historic materials should be avoided.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
  - a. Architectural and historical compatibility*
  - b. Comparison to original profile*
  - c. Level of significance of original doors and windows to the architectural style of the building.*
  - d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

*The Administrative Review Design Guidelines recommend:*

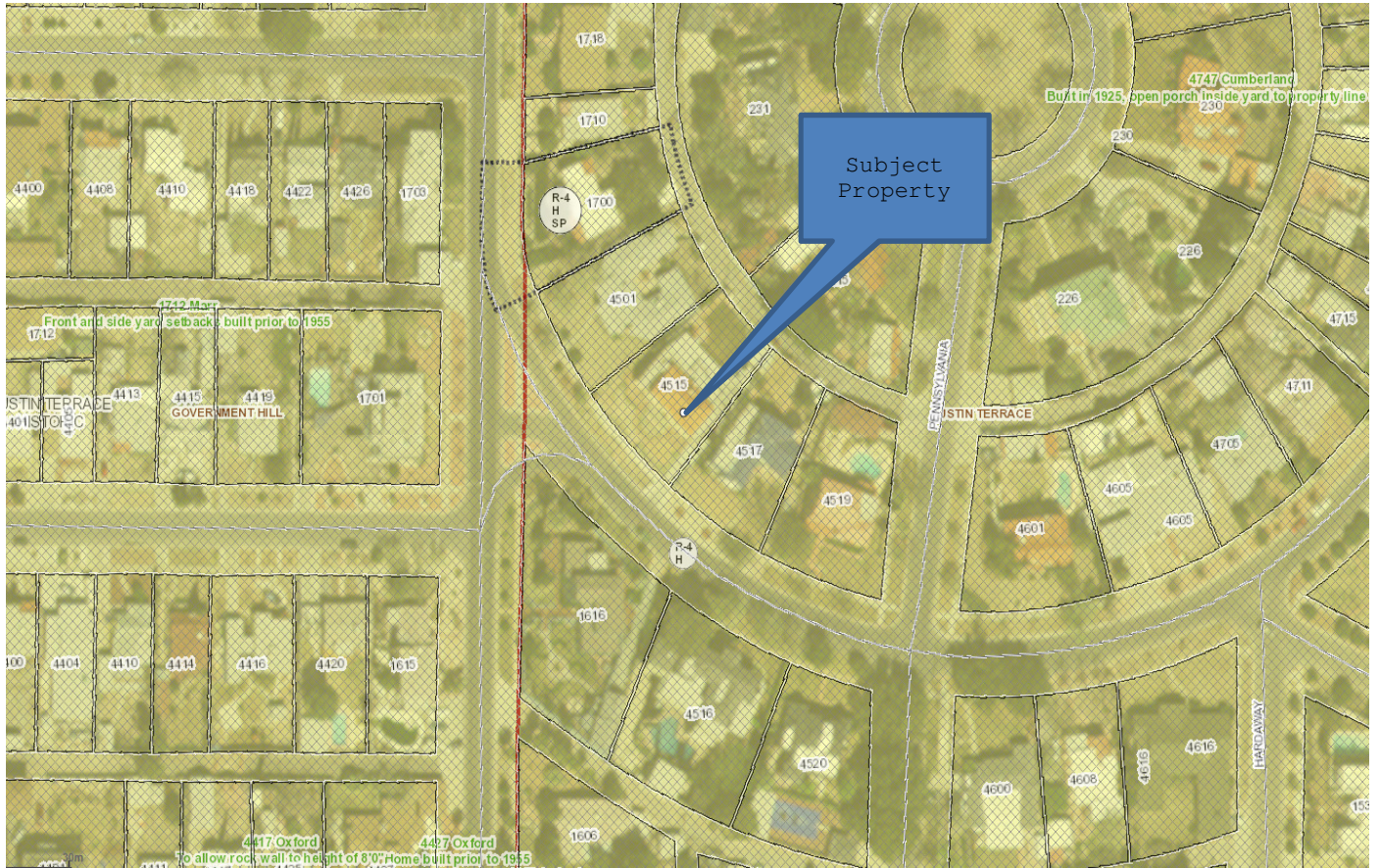
- *Windows are important character defining features because of significant detailing as in decorative windows, or because they help to define a pattern through the use of voids.*
- *Window styles range from the basic to the ornate. Frames, lintels, and sills were constructed of stone, concrete or wood. The finish must be in character with the overall appearance of the structure and adequately complement its style.*
- *The repetition of windows, in the façade of a building establishes a pattern which is sensed by a person observing a building. Architectural elements such as windows contribute to the pattern and rhythm of historic districts.*

*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*



## AERIAL MAP





## **MAIN FACADE ELEVATION**

